

\$322,500 - 125 Mckinlay Crescent, Fort McMurray

MLS® #A2244525

\$322,500

3 Bedroom, 2.00 Bathroom, 1,530 sqft

Single Family on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Beautifully maintained | Numerous updates | Ample parking. Welcome to 125 Mckinlay Crescent. This move-in-ready home offers 1,529 sq ft of living space, including 3 bedrooms, 2 bathrooms, and a bonus rec-room with kitchenette. An open-concept, bright main area features an updated skylight (2023), a large picture window, and modern luxury vinyl plank flooring throughout (2024). The open kitchen boasts stainless steel appliances, upgraded light fixtures, and a modern updated sink, adjacent to the dining area with storage, glass display cupboards, and access to a spacious deck. The primary bedroom, with its own 4-piece ensuite, provides privacy and a peaceful retreat. A separate laundry area adds extra storage and leads to the back deck. The opposite end of the home can be fully separated, including 2 bedrooms, a 4-piece bathroom, and a living area with kitchenette – ideal for guests, an in-law suite, or rental potential. Step outside to a large deck with a gas line hookup for BBQs, perfect for summer gatherings. The fenced yard offers privacy and features a storage shed tucked behind the home. Front parking is generous enough for your camper or multiple vehicles. Recent upgrades include shingles (2023), skylight (2023), furnace (2024), LVP flooring (2024), newer light fixtures, toilets, kitchen sink, faucets, and serviced AC. If you're seeking a turnkey home with major updates done, check out our online virtual tour and call today to schedule your private



showing! (id:6289)

Built in 2002

Essential Information

Listing #	A2244525
Price	\$322,500
Bedrooms	3
Bathrooms	2.00
Square Footage	1,530
Acres	0.10
Year Built	2002
Type	Single Family
Sub-Type	Bare Land Condo
Style	Mobile Home

Community Information

Address	125 Mckinlay Crescent
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K2M6

Amenities

Amenities	Playground, Schools, Other
Features	See remarks, Other, Gas BBQ Hookup, Parking
Parking Spaces	3
Parking	Other

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Freezer, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Piled

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



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